

**PLANNING COMMITTEE SITE INSPECTION PANEL
TUESDAY 5th JUNE 2018**

18/P/0248/FUL Change of use of retail unit (approved pursuant to planning permission 13/P/00242) to A3 takeaway including installation of new external flue to side of building: 27 Victoria Street, Old Cwmbran.

Councillors in attendance	Norma Parrish (Chair), Stuart Ashley, Steven Evans, Fay Jones, Janet Jones and Alan Slade.
Llantarnam Ward Members in attendance	Councillors Alan Slade and Dave Thomas.
Apologies	Councillors Ron Burnett, Jason O'Connell, Richard Overton and Louise Sheppard.
Officers in attendance	Rachel Beale – Senior Business Support Officer (Democratic Services) Frances Galbraith - Graduate Surveyor Claire Hall – Senior Planner Norman Jones – Team Leader (Applications) Paul Wheeldon – Group Leader for Transportation and Highways Development

The Chair welcomed everyone to the visit and asked Members if they had any interests to declare. Councillors Stuart Ashley and Fay Jones declared personal interests as Members of Cwmbran Community Council who had been consulted on the application.

The Senior Planner outlined the application and made the following comments:

- Originally the building contained one A3 restaurant with take-away business, however in 2013 planning permission was granted to divide the building into two units.
- One unit had permission for A3 restaurant and take-away use and the other unit had permission as a shop.
- The current application was to change the use from a shop to an A3 takeaway, which if approved would result in the building containing two separate A3 takeaways.
- The applicant was proposing to put in a new kitchen, serving area and installation of another flue.
- There had been a lot of objections from residents which related to the operation of the existing business.
- The flue on the existing building was replaced 2 years ago and there had been recent complaints from local residents regarding the noise generated from the flue.

In response to Member questions, Officers gave the following replies:

- There were a number of different extract ventilation options, however the applicants had chosen the external stack which was the same as the flue on the adjacent unit.
- Residents felt that there would be twice as much noise, litter and traffic if the business was converted to another takeaway.
- The applicant was proposing to open until Midnight Mon-Sat and until 11pm on Sundays, which is the same as the existing take-away business.
- The unit had a lawful planning use as a separate business and did not have designated parking.
- There were double yellow lines outside the takeaway, however it was difficult to oppose the application from a highway standpoint as it already had consent within a shopping area.

Site notes written by Rachel Beale, Senior Business Support Officer (Democratic Services) Tuesday 5th June 2018